

CRYSTAL VALLEY RANCH FILING NO. 15

Site Development Plan Amendment No. 2

PLANNING COMMISSION
AUGUST 8, 2019



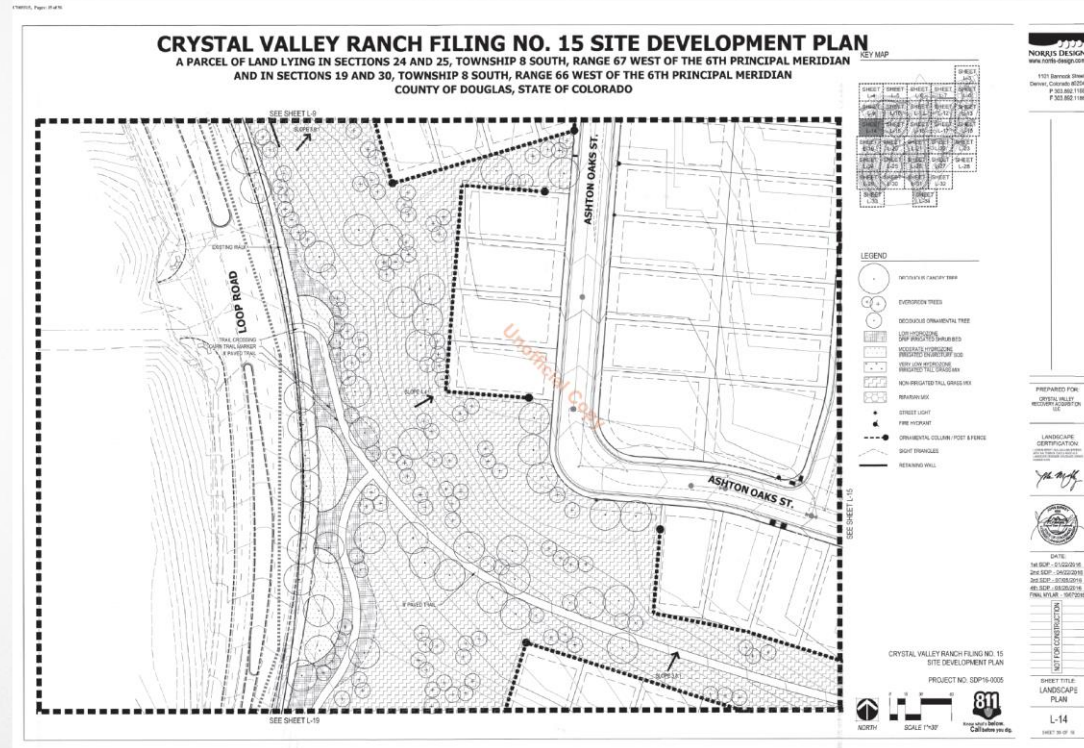
VICINITY MAP

CVR Filing No. 15 is located south of the Pinnacle Recreation Center, between East and West Loop Road.



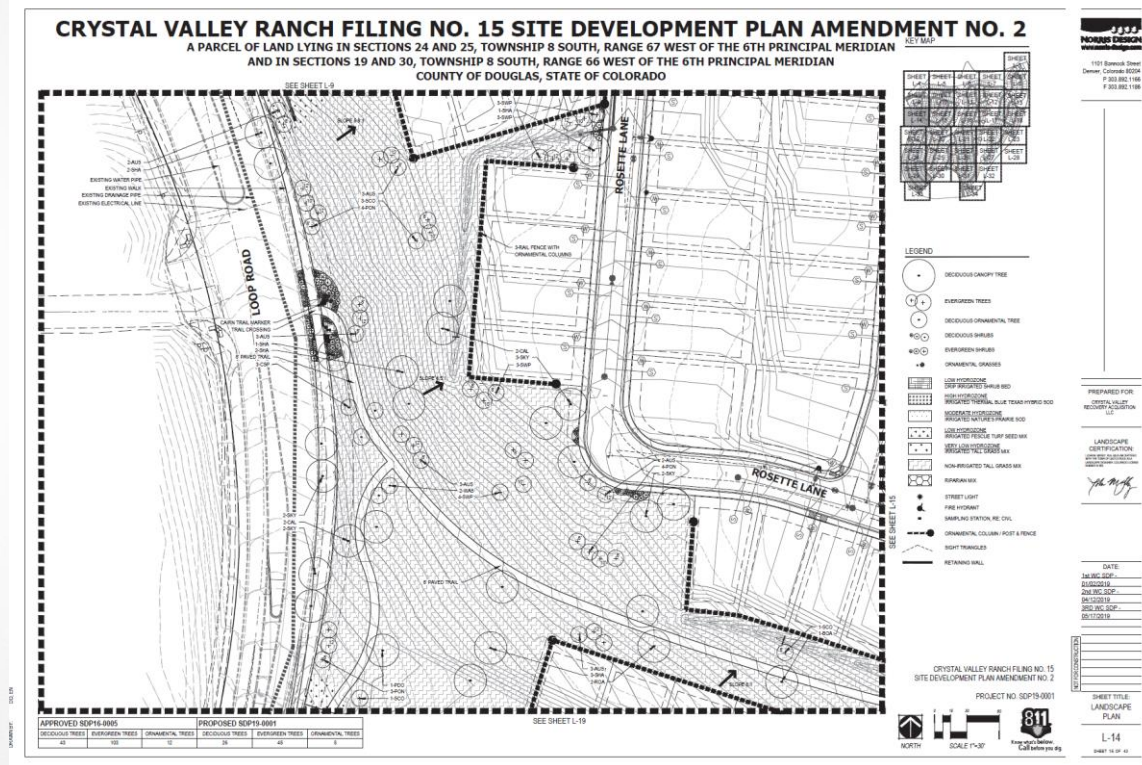
CVR FILING NO. 15 - BACKGROUND

- 2016 Site Plan approved
- Streetscape complied with Regulations
- Trees in tracts and open space exceeded requirements
- 2018 Town amended Landscape Regulations



CVR FILING NO. 15 - AMENDMENT

- ✓ Reduction in:
 - Tree quantities
 - Irrigated turf/native seed area
- ✓ Change in plant types
- ✓ Decreased water consumption



STAFF ANALYSIS

Staff finds that the proposed Site Development Plan Amendment:

- Supports the goals of the Town's guiding documents
- Is consistent with the Crystal Valley Ranch PD
- Meets Municipal Code Chapter 17.38: SDP Amendment criteria

RECOMMENDATION

Staff recommends that Planning Commission recommend approval to Town Council.

PROPOSED MOTION

“I move to recommend to Town Council approval of the Crystal Valley Ranch Filing No. 15, Amendment No. 2 Site Development Plan.”



QUESTIONS & DISCUSSION